JOHN GOODWIN
THE PROPERTY PROFESSIONALS
EST. 1981









2 Woodland View, HR9 5JR

Guide Price £375,000

Situated in Merrivale, Ross-on-Wye, this versatile dormer bungalow offers spacious living accommodation, an inset stove, flexible ground-floor rooms and a principal bedroom with en-suite, alongside a useful dressing room upstairs. EPC D

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

Regulated by RICS®

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Offices also at Ledbury, Malvern, Upton, Colwall Office & London



Summary

Situated in Merrivale, Ross-on-Wye, this versatile dormer bungalow offers spacious living accommodation, an inset stove, flexible ground-floor rooms and a principal bedroom with en-suite, alongside a useful dressing room upstairs. EPC D

Location

The picturesque riverside market settlement of Ross-on-Wye is the only English town standing within the Wye Valley Area of Outstanding Natural Beauty. Formerly a centre for leather working, shoe making, brewing, corn milling and glove making, Ross became a very busy Coaching town in the 18th and 19th Centuries. When viewed from either of the river bridges, the white painted façade of The Royal Hotel stands adjacent to the fine, 206 feet steeple of St Marys Church. With a population of around 10,000, Ross remains a bustling town and the summer months in particular see many visitors coming to canoe, fish, cycle or alternatively enjoy more leisurely pursuits.

Description

Situated in the highly regarded Merrivale area of Ross-on-Wye, this dormer bungalow offers versatile accommodation, with scope to adapt the ground-floor rooms to suit individual needs. The property features a spacious living room with an inset stove, a separate dining room and a snug, both of which could serve as bedrooms. Upstairs, the principal bedroom benefits from an en-suite shower room, complemented by a separate dressing room offering potential as a home office.











Tenure

We are advised (subject to legal confirmation) that the property is freehold.

Services

We have been advised that mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Directions

Leave the stone-built market house in the centre of Ross taking the B4228 Southwards from the town towards Walford. Take a left onto Alton Street, proceed for 300m, taking a right onto Merrivale Lane. Take the second left onto Blake Avenue, followed by a right onto Woodland View. No.2 Is on the left.

Viewings

By appointment to be made through the Agent's Ross On Wye Office, Tel: 01989 768 320

EPC

The EPC rating for this property is D



Council Tax

COUNCIL TAX BAND E

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

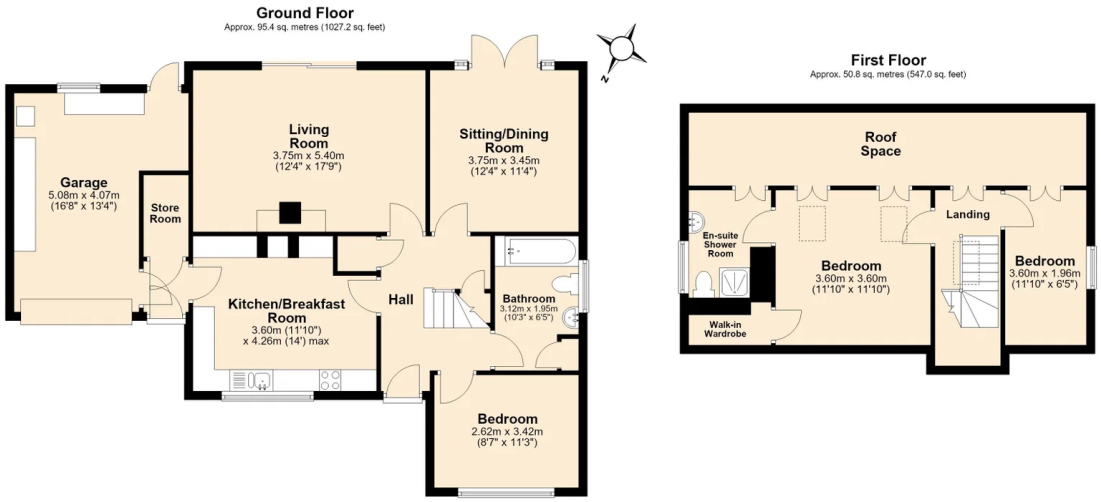
General

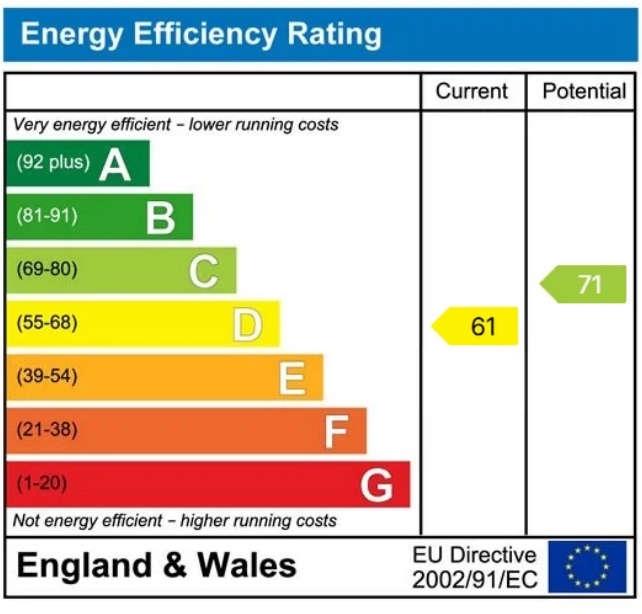
Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.






Ground Floor
Approx. 95.4 sq. metres (1027.2 sq. feet)
Garage
5.08m x 4.07m
(16'8" x 13'4")
Store Room
Living Room
3.75m x 5.40m
(12'4" x 17'9")
Sitting/Dining Room
3.75m x 3.45m
(12'4" x 11'4")
Kitchen/Breakfast Room
3.60m (11'10")
x 4.26m (14') max
Hall
Bathroom
3.12m x 1.95m
(10'3" x 6'5")
Bedroom
2.62m x 3.42m
(8'7" x 11'3")
First Floor
Approx. 50.8 sq. metres (547.0 sq. feet)
Roof Space
En-suite Shower Room
Bedroom
3.60m x 3.60m
(11'10" x 11'10")
Landing
Bedroom
3.60m x 1.96m
(11'10" x 6'5")
Walk-in Wardrobe


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
61
71
England & Wales
EU Directive 2002/91/EC

